| 014.0 | 0002 | 0005.0 | 1 of 1 | ARLINGTON |
|---|---|---|---|---|
| Map | Block | Lot | CARD | |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,437,600 / | 1,437,600 |
| USE VALUE: | 1,437,600 / | 1,437,600 |
| ASSESSED: | 1,437,600 / | 1,437,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 0 | LOT | THORNDIKE ST EXT, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ARLINGTON LAND REALTY LLC |
| Owner 2: | c/o MUGAR ENTERPRISES INC |
| Owner 3: | |
| Street 1: | 222 BERKELEY ST. SUITE 1450 |
| Street 2: | |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02116 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TING DAVID T/TRUSTEE - |
| Owner 2: | ARLINGTON LAND REALTY TRUST - |
| Street 1: | 222 BERKELEY ST. SUITE 1450 |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry: |
| Postal: | 02116 |

## NARRATIVE DESCRIPTION

This Parcel contains 44,319 Sq. Ft. of land mainly classified as Pot-Dev Land

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | OS | OPEN SPA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 391 | 44319.000 | | | 1,437,600 | 1,437,600 |
| Total Card | 1.017 | | | 1,437,600 | 1,437,600 |
| Total Parcel | 1.017 | | | 1,437,600 | 1,437,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 11123 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 03/16/09 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 014.0-0002-0005.0

!1359!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 391 | FV | | 0 | 44,319. | 1,412,700 | 1,412,700 | 1,412,700 | Year End Roll | 12/18/2019 |
| 2019 | 391 | FV | | 0 | 44,319. | 1,329,600 | 1,329,600 | 1,329,600 | Year End Roll | 1/3/2019 |
| 2018 | 391 | FV | | 0 | 44,319. | 1,163,400 | 1,163,400 | 1,163,400 | Year End Roll | 12/20/2017 |
| 2017 | 391 | FV | | 0 | 44,319. | 914,100 | 914,100 | 914,100 | Year End Roll | 1/3/2017 |
| 2016 | 391 | FV | | 0 | 44,319. | 914,100 | 914,100 | 914,100 | Year End | 1/4/2016 |
| 2015 | 391 | FV | | 0 | 44,319. | 831,000 | 831,000 | 831,000 | Year End Roll | 12/11/2014 |
| 2014 | 391 | FV | | 0 | 44,319. | 831,000 | 831,000 | 831,000 | Year End Roll | 12/16/2013 |
| 2013 | 391 | FV | | 0 | 44,319. | 831,000 | 831,000 | 831,000 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:58:53 |

**LAST REV**

| Date | Time |
|---|---|
| 11/04/15 | 11:34:30 |

mmcmakin

PAT ACCT. 1359

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 11123 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TING DAVID T/TR | 1479-27 | | 9/16/2015 | Intra-Corp | 10 | No | No | | Filed both ways 66082:466 |
| Y & M TRUST-PAR | 1363-145 | | 12/30/2008 | Intra-Corp | 10 | No | No | | Filed both ways |
| BROWN BENJAMIN/ | 1160-25 | | 8/14/1996 | | 10 | No | No | | Filed both ways 26580:232 |
| MUGAR STEPHEN P | 9710-345 | | 11/8/1960 | Convenience | 10 | No | No | | Filed both way, unable to read land court bk: |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/16/2009 | Vacant Lot | 197 | PATRIOT |
| 9/30/1999 | Vacant Lot | 267 | PATRIOT |
| 1/1/1919 | | | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 391 | Pot-Dev Land | | 44319 | | Sq. Ft. | Site | | 0 | 43.25 | 0.75 | CG | | | Access | -25 | | | | | 1,437,598 | | | | | | 1,437,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 1.01742 | Total SF/SM: | 44319 | Parcel LUC: | 391 | Pot-Dev Land | Prime NB Desc: | COMM GD | Total: | 1,437,598 | Spl Credit | | Total: | 1,437,600 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | |
| Foundation: | | | |
| Frame: | | | |
| Prime Wall: | | | |
| Sec Wall: | | % | |
| Roof Struct: | | | |
| Roof Cover: | | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | | | |
| Year Blt: | | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | | | |
| Prim Int Wall | | | |
| Sec Int Wall: | | % | |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | % | |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | | % AC: | |
| Solar HW: | | Central Vac: | |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | | 0.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | |
| Size Adj.: | 1.00000000 |
| Const Adj.: | 16.0000000 |
| Adj $ / SQ: | |
| Other Features: | 0 |
| Grade Factor: | |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 0 |
| Depreciation: | 0 |
| Depreciated Total: | 0 |

## COMMENTS

BK:735 PG:88.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | | BRs: | | Baths: | | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |

## SKETCH

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 0.00 |
| Special Features: | 0 | Val/Su Net: | |
| Final Total: | 0 | Val/Su SzAd | |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | | Total: | | |
| Size Ad | | Gross Are | | FinArea | |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 014.0-0002-0005.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |